

## CITY OF ALAMEDA

### Memorandum

To: Honorable Mayor and  
Members of the City Council

From: John A. Russo  
City Manager

Date: June 21, 2011

Re: Authorize the City Manager to Enter into an Agreement with Carducci Landscape Architects to Provide the Design and Project Management Services for the Renovation of Krusi Park, in an Amount Not to Exceed \$301,250

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### BACKGROUND

The East Bay Regional Park District's (EBRPD) Measure WW was approved by the voters in November 2008 and provides each city in Alameda and Contra Costa counties with a per capita allocation of funding. Based on the allocation formula, the City of Alameda will receive a total of \$3,465,489 in Measure WW funds. These monies must be expended by the end of 2018.

During its December 1, 2009 meeting, the City Council directed staff to submit an application to EBRPD in the amount of \$1,000,000 to fund the completion of the Alameda Boys and Girls Club Activity Center. In early 2010, the Recreation and Park Commission recommended, and the Council subsequently approved, submitting applications to EBRPD for the following additional projects during the 2010-2011 funding cycle:

- Replacement of the recreation building  
and renovations to Krusi Park \$1,365,489
- Replacement of the play structure  
in Tillman Park \$ 100,000
- Resurfacing of tennis courts in various parks \$ 350,000

During this process, the following projects were approved for submittal during future cycles:

- Replacement of the Encinal Boat Ramp restrooms \$ 350,000
- Renovation of the Lincoln Park recreation  
center and field \$ 300,000

**City Council**  
**Agenda Item #5-L**  
**06-21-11**

The total of these projects (\$3,465,489) represents the total allocation allowed to the City in accordance with the guidelines established by EBRPD.

## DISCUSSION

Krusi Park is an extremely popular site immediately adjacent to Otis Elementary School and was constructed in the 1940's. The park includes athletic fields, play areas, group picnic sites, tennis courts, and a very small outdated recreation building. The current recreation building is in poor structural condition and too small to meet the needs of the neighborhood. Replacement of the building would allow the Alameda Recreation and Park Department (ARPD) to provide onsite day care to the students at Otis School.

Currently, there is an extensive waiting list of students desiring after school care as a result of the lack of an acceptable facility at the site. Additional improvements will include the installation of a separate restroom/storage building to serve the needs of park patrons, including a variety of non-profit youth sports leagues such as Alameda Girls Softball, and improvements to pathways, lighting, and the group picnic areas.

Due to the highly specialized and complicated nature of the project, a Request for Proposals to secure a firm to provide architectural design and construction management services was prepared and distributed to approximately 50 firms in late 2010. A total of 21 firms submitted documents by the January 2011 deadline.

The firms were then screened by a committee consisting of the Planning Services Manager and Library Director to reduce the candidates to four. These four were then invited to oral interviews. Interviews were conducted and scored by a separate panel consisting of the Park Manager, Recreation Supervisor, and a member of the Recreation and Park Commission.

The firm of Carducci Landscape Architects was the unanimous selection based on their extensive experience in providing design and construction management services to municipalities around the state. The scope of work for this project includes:

- Conducting community meetings with the school, neighborhood and youth sports organizations.
- Preparation of conceptual plan.
- Presentations before the Recreation and Park Commission and City Council.
- Preparation of bid documents.
- Construction management through completion of the project.

The total compensation to the contractor will not exceed \$301,250. The total expenditure for the services represents approximately 22% of the total project cost, which is a significant savings from the in-house estimate of 30%. The entire project is estimated to take 18 months from the award of the contract to opening of the facility.

FINANCIAL IMPACT

The expenditure of \$301,250 will be funded entirely by a portion of the City's Measure WW (Fund 315) allocation.

RECOMMENDATION

Authorize the City Manager to enter into an agreement with Carducci Landscape Architects to provide the design and project management services for the renovation of Krusi Park, in an amount not to exceed \$301,250.

Respectfully submitted,



Dale Lillard, Director  
Alameda Recreation, Parks & Golf Operations

Approved as to funds and account,



Fred Marsh  
Controller

Exhibit:

1. Consultant Agreement with Carducci Landscape Architects - on file with the City Clerk's Office